



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 28, 2008
AGENDA DATE: June 5, 2008
PROJECT ADDRESS: 1213 Harbor Hills Drive (MST2005-00492)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JMH*
 Daniel Gullett, Associate Planner *DG*

I. PURPOSE

The purpose of this concept review is to provide the Planning Commission an opportunity to review a proposal at a conceptual level and provide the applicant and staff with feedback and direction as to what development would be appropriate on the site given the site's constraints, which include: 40+% slopes, erosive soils, visual sensitivity, high fire hazard, and potential biotic resources. No formal action on the development proposal will be taken at this concept review.

II. BACKGROUND

The Rogers Tract originated as a Record of Survey recorded in 1929. The Tract was subdivided by a series of deed conveyances between 1929 and the late 1950s. At the hearing of June 7, 1979, the Planning Commission determined that the undeveloped Rogers Tract lots, including each of the eight subject lots, were conveyed in violation of the Subdivision Map Act and directed staff to record Notices of Violation against each of the undeveloped lots to alert all successors in interest. Other lots with development permitted prior to the Planning Commission's action (including the 107 unit SHIFCO senior housing development) were entitled to Certificates of Compliance. Prior to the Planning Commission determination, the Spittler residence at 1418 Cliff Drive was approved by a Land Use Agreement in 1974 on the condition that the underlying Rogers Tract lots be merged. Since the Notices of Violation were recorded, the following discretionary approvals have been approved: a single family residence at 1218 Harbor Hills Drive (Javid, 1989), a lot line adjustment between 1218 and 1224 Harbor Hills Drive (Javid, 2005), and the development known as The Mesa at Santa Barbara (The Mesa, 2004).

The Javid lot line adjustment approved by Planning Commission resulted in two parcels that were more sensibly laid out and included a building envelope that reduced visual impacts. Additionally, the approval included dedication of a trail easement connecting with the trail easement required for The Mesa at Santa Barbara project discussed below.

The Mesa, which included 50 underlying lots from the 1929 survey, was approved by the Planning Commission on November 8, 2004 and is currently under construction. That project includes two components: 14 condominium units in seven duplexes on an 84,006 sq. ft. site (37% slope); and six single-family residential lots with the following lot sizes and slopes: 16,370 sq. ft. (17%); 43,738 sq. ft. (43%); 45,049 sq. ft. (49%); 45,143 sq. ft. (40%); 45,064 sq. ft. (37%); 45,023 sq. ft. (47%).

The single family residential portion of The Mesa development included lot area modifications on Lots 1 and 2. The Mesa Lot 1 is 16,370 sq. ft. (22,500 gross sq. ft., 17% slope) with a required E-1 slope density area of 22,500 sq. ft. The Mesa Lot 2 was 43,738 sq. ft. net (45,426 gross sq. ft., 43% slope) with a required E-1 slope density area of 45,000 sq. ft. The project would have met the E-1 slope density requirements if the net areas of Lots 1 and 2 included the area of the La Vista del Oceano Drive cul de sac dedicated as public right of way. In addition, the single family residential portion of the The Mesa almost entirely avoided the siting of buildings on slopes greater than 30%. Finally, the Commission and staff supported this project because it resolved the legal issues for the majority of the lots in the Rogers Tract.

Most recently, on July 12, 2007 the Planning Commission denied a proposal on the Spittler property immediately south of the subject lot for a General Plan Amendment to change the density to 12 units per acre, and Zone change from E-1 to R-2, to allow eight market rate residential units and four affordable units on the 44,600 sq. ft. site (16% slope). At the February 26, 2008 appeal hearing, City Council voted to initiate a Zone Change to R-2 and a General Plan Amendment to change the designation to 5 units per acre on that property.

Multiple vacant lots from the original 1929 subdivision remain. No development has been proposed to date on six of the vacant parcels, listed under the ownership of five separate owners.

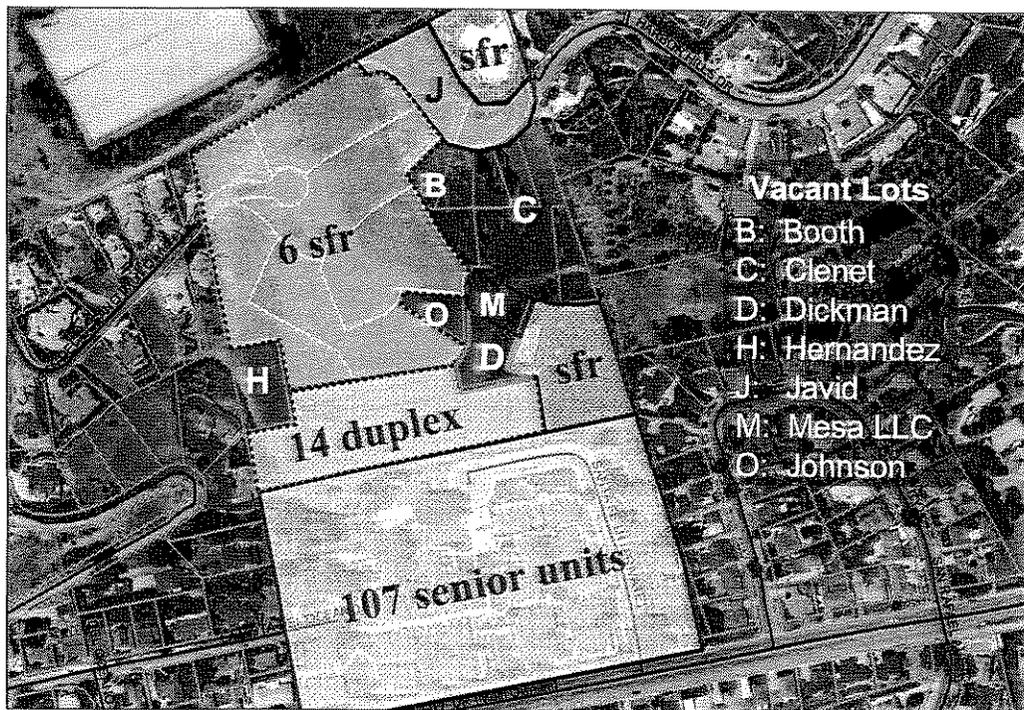


Figure 1: Vacant Lot Ownership

III. PROJECT DESCRIPTION

The request is for Concept Review of a proposal to create two lots of 30,261 sq. ft. and 33,961 sq. ft. from eight Rogers Tract lots and develop a single-family residence on each lot (4,200 sq. ft. and 3,200 sq. ft., respectively). The proposal would require a Tentative Subdivision Map, two lot area modifications, two modifications of street frontage requirements, and two public street frontage waivers. The project site has an average slope of 41% and is located in the Hillside Design District and a designated high fire area.

IV. SITE INFORMATION

Applicant: Mike Gones	Property Owners: Sharon Clenet-Purpero & Tony Purpero
Parcel Numbers: 035-480-037, -038, -030, -040, -041	Lot Area: 64,222 sq. ft.
General Plan: Residential – 3 units/ac	Zoning: E-1
Existing Use: Vacant	Topography: Average slope 41%
Adjacent Land Uses:	
North – Vacant	East – Single Family Residence
South – Single Family Residence	West – Vacant



Figure 2: Project Vicinity

V. ISSUES

Staff reviewed a pre-application for the property and provided comments in February 2006 (See Exhibit C, PRT Letter). At that time, staff advised the applicant that the lot area modifications were not supported and expressed concern regarding the development proposed in areas of greater than 30% slope. Staff further recommended that the project be reviewed before the Planning Commission for comments before development application submittal. At this stage of the development review process, staff is seeking feedback and direction from the Planning Commission regarding the proposed density, project design, and site access.

A. DENSITY/SLOPE

The project site is located in the Alta Mesa neighborhood, which is bounded by Loma Alta Drive on the east; City limits on the west; existing development oriented to Cliff Drive on the south; and the base of the steep hillside on the north.

The following is an excerpt from the Alta Mesa neighborhood description in the Land Use Element: *The topography in this entire area varies from rolling to steep. It is almost entirely zoned E-1 permitting lot sizes of 15,000 square feet. When minimum lot sizes were smaller, the development trend had been to standard subdivisions in which lots too small for the topography were created. Improved regulations affecting grading and lot size alters this situation so that appropriate development will take place on the remaining vacant land.*

The site is located on a southerly-facing hillside with a generally uniform topography of 40+% slopes above an area of shallower slopes at the lowest portion of the site. The City's Master Environmental Assessment (MEA) maps identify the vicinity as an area of erosive soils, California Annual Grassland, visual sensitivity, and major hillside with slopes in excess of 30%. The City's General Plan contains policies relevant to development on hillsides. These include: Conservation Element Visual Resource Policy 2.0 (*Development on hillsides shall not significantly modify the natural topography and vegetation*) and Visual Implementation Strategy 2.1 (*Development which necessitates grading on hillsides with slopes greater than 30% should not be permitted*).

The City's adopted Storm Water Management Plan (SWMP), and the NPDES General Permit for Storm Water Discharges require avoidance of any increase in site runoff and the incorporation of onsite capture, retention, and treatment of storm water into the project design. Staff consistently recommends that projects include treatment devices to capture and treat the amount of runoff from a project site for a one-inch storm over a 24-hour period. The SWMP generally does not recommend development on sites with slopes of 20% or greater due to challenges posed by the inability to retain or treat storm water onsite and the resulting potential effects to water quality. An offsite bio-retention basin may accomplish the City's retention and water quality treatment goals, if a more level, stable area below the project site can be utilized for this purpose. Passive/natural capture and filtration design options are generally recommended over mechanical/underground options.

The property's E-1 zoning requires a minimum of 45,000 sq. ft. for each new lot with an average slope of greater than 30%. Since the two proposed lots would result in areas of 30,261

sq. ft. and 33,961 sq. ft., lot area modifications would be required for each proposed lot. Lot sizes in the Harbor Hills neighborhood range from approximately 10,000 sq. ft. to 62,000 sq. ft., averaging approximately 18,700 sq. ft. for the 30 lots. The building envelopes for the two parcels would have average slopes of approximately 40% for each proposed lot. Development on the upper parcel would be quite visible from various points along Cliff Drive, Shoreline Drive and other roads in the East Mesa neighborhood, south of the project site.

The Zoning Ordinance provides that lot area modifications may be granted by the Planning Commission if the modifications are found to be consistent with the purposes and intent of the Zoning Ordinance, and they are found to be necessary to (i) secure an appropriate improvement on a lot, (ii) prevent unreasonable hardship, (iii) promote uniformity of improvement, or (iv) the modification is necessary to construct a housing development which is affordable to very low-, low-, moderate- or middle-income households.

Staff is seeking comments from the Planning Commission as to whether the project's proposed density with the creation of two lots of 30,261 sq. ft. and 33,961 sq. ft. with the proposed average slopes in excess of 30% is appropriate to both the project site and surrounding neighborhood. Staff does not believe that this proposal results in benefits equivalent to either the Javid lot line adjustment (i.e., trail easement, lot configurations to allow development with less grading on a flatter portion of the hillside) or The Mesa at Santa Barbara project (i.e., affordable housing, trail easements, minimized impact to slopes >30% for the single family residences, resolution of a large number of subdivision violations with innocent purchasers).

B. DESIGN REVIEW

On August 8, 2005, the Architectural Board of Review (ABR) reviewed a project for a new single-family dwelling on the site with a similar footprint as the conceptual residence on proposed Parcel 1 (meeting minutes are attached as Exhibit C). It should be noted that the ABR conceptual comments are nearly two years old and predate the formation of the Single Family Design Board (SFDB). Any new proposals on the sites would be required to undergo SFDB Vacant Lot Review and be subject to the new Single Family Residence Design Guidelines and both Neighborhood Preservation Ordinance and Hillside Design District Findings before approval of the design.

Guideline maximum floor area to lot area ratios (FARs) for the proposal would be 4,823 sq. ft. for Parcel 1 and 4,871 sq. ft. for Parcel 2. A conceptual 4,200 sq. ft. home would be 87.1% of the guideline maximum FAR for Parcel 1, while a conceptual 3,400 sq. ft. home would be 69.8% of the guideline maximum FAR for Parcel 2.

Staff requests comments from the Planning Commission regarding the size, bulk and scale of the proposed structures and associated grading and landscaping.

C. SITE ACCESS

The E-1 Zone requires 90 feet of frontage on a public street for both lots. Since no public street frontage is provided with the proposal, public street frontage waivers and modifications for public street frontage are required for the current proposal. Similar to lot area modifications,

public street frontage modifications may be granted by the Planning Commission if the modification are found to be consistent with the purposes and intent of the Zoning Ordinance, and they are necessary to (i) secure an appropriate improvement on a lot, (ii) prevent unreasonable hardship, (iii) promote uniformity of improvement, or (iv) the modification is necessary to construct a housing development which is affordable to very low-, low-, moderate- or middle-income households.

The proposed project is also located in a high fire hazard zone. For the project site, the fire department requires access to be an all weather surface capable of supporting 60,000 pounds. The access must be a minimum of 16 feet in width to within 150 feet of all exterior walls and may not exceed a 16% grade. No detailed information regarding adequate access per fire department standards has been submitted. Additionally, with the current proposal, the City would require an extension of the sanitary sewer from Santa Fe Place to serve both parcels.

Due to the steep slopes and infeasibility of the City obtaining rights-of-way over the Gaylord Drive access easements, staff would be generally supportive of street frontage modifications in this instance. Staff is seeking comments from the Planning Commission regarding the appropriateness of the public street frontage modifications.

VI. STAFF RECOMMENDATION

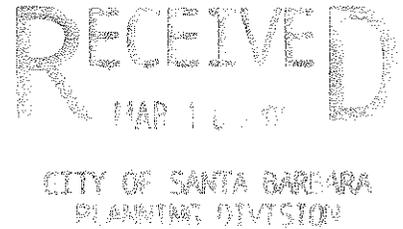
The proposed project is being presented to the Planning Commission for review and comment and no formal action may be taken at this time.

Staff recommends that the Commission conceptually review the proposed project by addressing issues outlined in this report, and provide comments and direction to staff and the applicant regarding the proposed project.

Exhibits:

- A. Site Plan
- B. Applicant's Letter, dated March 12, 2008
- C. PRT Letter dated February 7, 2006
- D. ABR Minutes from August 8, 2005

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March 12, 2008

Chairman George C. Myers and Members
of the Planning Commission
City of Santa Barbara
Community Development Department
630 Garden Street
Santa Barbara, California 93101

Re: Harbor Hills Project

Dear Chairman Myers and Members of the Commission:

I represent Sharon Clenet-Purpero and Anthony Purpero, owners of a number of properties in the Rogers' Tract below Harbor Hills Drive. For a number of years now, Mr. and Mrs. Purpero have been exploring options to develop their property, and have succeeded in gaining control over eight contiguous lots, comprising approximately 64,222 square feet in total. Mr. and Mrs. Purpero's goal is to divide the property into two lots and build two modest sized homes.

History

As you all know, the Rogers' Tract has been a challenge to the City since the properties were initially sold as potential drilling sites in the early part of the last century. Many of these undersized lots proved to be ill-suited for oil production, and were equally useless as home sites. Over the decades, various applicants sought to consolidate these small lots through mergers, lot line adjustments, and new subdivisions to create parcels which were reflective of the surrounding developments. Most recently, Mark Lloyd has presented several projects to your Commission which involved the resubdivision of a number of these hillside sites.

As mentioned above, Mr. and Mrs. Purpero have been working with staff for several years to explore their development options. Most recently, they were considering seeking certificates of compliance for the eight properties under their control. Questions arose concerning the conditions to be placed on those certificates, as well as the legality of granting certificates of compliance for lots which may not meet the technical requirements for issuing certificates under the Subdivision Map Act. Rather than spend time debating these issues, staff and the applicants agreed that it would be prudent to

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come to the Commission with a development proposal, obtain the Commissioners' comments on the proposal, and then determine the method by which the goal can be accomplished, whether it be by certificates of compliance, subdivision, or merger.

The Proposal

Mr. and Mrs. Purpero live on Harbor Hills Drive and are very well acquainted with the neighborhood. As part of their background research, the Purperos commissioned a review of the surrounding neighborhood, asking Mike Gones, Civil Engineer, to evaluate lot size, slopes, and floor area ratios of both homes in the Harbor Hills area and those on Vista del Oceano and to compare those findings with the two lots Mr. and Mrs. Purpero were proposing. The results showed that the Purperos' proposed lots, one at 33,961 square feet and the other at 30,261 square feet, were slightly larger than the average size of the surrounding lots. The proposed homes, one at 3,400 square feet and the other at 4,200 square feet, were roughly equivalent to those on Harbor Hills, but significantly smaller than those on the upper portions of Vista del Oceano.

Like other homes in challenging locations, development on these lots will require some relief from the standard zoning requirements. The proposed upper lot will take access off a private driveway shared with the neighboring property owner, Rafi Javid. This driveway access was anticipated at the time the Javid project was approved, but will still require a modification of the public street frontage requirement. The proposed lower lot would also take access from a private driveway, this one coming from Terrace Drive. A public street frontage modification would be needed here as well.

The zoning in this area requires a minimum lot area of 15,000 square feet. With slope density, that lot area requirement increases to 45,000; therefore both proposed lots would also need a lot area modification. We think it is important to note that, even with this modification, the lots would still be larger than the average size of those in the surrounding area. Moreover, by developing the lots with access from two opposing sides, the houses can be located close to the access points, thereby avoiding unnecessary grading and potential scarring of the hillside for the driveways. Similarly, the houses can be separated on the hill, avoiding the visual impact of one massive dwelling created by clustering homes together, as well as the noise and privacy impacts to the residents which are inherent in closely built homes. We will be presenting concept plans of the two homes, one of which has been conceptually reviewed by the ABR (before the SFDB existed), to demonstrate the minimal impact of the proposal. Of course, both homes will be designed to comply with the Single Family Design Guidelines.

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Conclusion

We ask your help in working toward the City's goal of resolving the outstanding issues in the Rogers' Tract by giving your conceptual approval of the designs we are proposing. We welcome your comments and suggestions and look forward to working with staff to submit whatever application the Commission feels is appropriate. Thank you very much.

Sincerely,

A handwritten signature in cursive script, reading "Kathleen M. Weinheimer". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Kathleen M. Weinheimer



City of Santa Barbara Planning Division

PRE-APPLICATION REVIEW TEAM COMMENTS

February 7, 2006

Mr. Jon Dohm
Suzanne Elledge Planning & Permitting
800 Santa Barbara Street
Santa Barbara, CA 93101

SUBJECT: 1213 HARBOR HILLS DRIVE, MST#2005-00492

PRT MEETING DATE: February 7, 2006 at 3:45 -4:30 p.m. 630 Garden Street, Housing & Redevelopment Conference Room, 2nd Floor

Dear Mr. Jon Dohm:

I. INTRODUCTION/PROJECT DESCRIPTION

Staff from various City Departments/Divisions have reviewed your conceptual plans and correspondence for the subject project. This letter will outline our preliminary comments on your proposal. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions at that time. The specificity of our comments varies depending on the amount of information available at this time. In many cases, more issues arise at later steps in the process. However, our intent is to provide applicants with as much feedback and direction as possible at this pre-application step in the process.

The project consists of the merger of eight lots that have Notices of Violation. The proposal would result in a two-lot subdivision and the construction of a new residence.

II. COMMENTS AND ISSUES

- A. As shown, the project requires lot area modifications for the proposed new lots. Please be advised that Planning Staff is not supportive of this request. Prior discussions of these lots involved a proposal for one lot with a residence. Requests for modifications of the lot area are considered very carefully. Generally those requests have been supported if affordable housing was included for all units above the allowed density.

Additionally, the siting of the development and the proposed pool are of concern. The Planning Commission is not in favor of developing in areas over 30%. Because these issues are critical for your proposal, we believe the best approach is

to go before the Planning Commission at a conceptual review to get comments before proceeding with this proposal.

- B. If the proposal proceeds as submitted, please clarify if a residence is proposed for Parcel 2. If so, please obtain comments from the Architectural Board of Review prior to DART submittal or delineate building and development envelopes.
- C. Please note that all comments below relate to this current proposal.
- D. Study relocating the garage to the opposite side on Parcel 1 in order to minimize grading and paving.

III. APPLICATIONS REQUIRED

The purpose of this review is to assist you with the City's review processing including Planning Commission (PC) application requirements, and to identify significant issues relevant to the project. In order to submit a complete PC application, please respond to the following items (see attached Planning Commission Submittal Packet).

Based on the information submitted, the required applications would be:

- A. Planning Division
 - 1. A Tentative Subdivision Map for a two-lot subdivision.
 - 2. Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of a building footprint within the Hillside Design District (SBMC §22.68.070).
 - 3. Two Modifications of the street frontage requirements to allow all or some of the proposed lots to have no frontage on a public street instead of the required 90 feet of street frontage (SBMC §28.15.080).
 - 4. Two Modifications of the lot area requirements to allow both lots to have less than the required minimum lot size of 45,000 square feet (SBMC §28.15.080).
 - 5. Design Review by the Architectural Board of Review (ABR).
- B. Engineering Division

Prior to Planning Commission:

 - 1. Tentative Subdivision Map - Shall be submitted for review per Subdivision Map Act and SBMC Title 27.
 - 2. Public Street Frontage Waiver - Municipal Code section 22.60.300 requires that each lot created by a new subdivision shall front upon a public street or private driveway serving no more than two lots, unless this requirement is waived by the Planning Commission.

As designed, neither proposed lot will front a public street. In order to approve the proposed Tentative Map, the Planning Commission must find that:

- (a) The proposed driveway(s) would provide adequate access to the subject sites, including access for fire suppression vehicles.
 - (b) There is adequate provision for maintenance of the proposed private driveway(s) through a recorded agreement.
 - (c) The waiver is in the best interest of the City and will improve the quality and reduce the impacts of the proposed development.
3. Right of Way Use Plan (including Traffic Control) must be submitted for review and approved prior to Planning Commission review.

Following Planning Commission:

City Council approval is required for the following land development agreements and map. The agreements are prepared by staff and recorded concurrently with the Parcel Map, prior to issuance of Public Works or Building Permits:

4. Parcel Map, prepared by a licensed surveyor.
5. City Council approval is required for an Agreement Relating to Subdivision Map Conditions Imposed on Real Property. This agreement is prepared by staff and recorded concurrently with the Parcel Map, prior to issuance of Public Works or Building Permits.

Required prior to issuance of permits:

6. Agreement Assigning Water Extraction Rights, which reaffirms the City's pre-existing Pueblo water rights. This agreement is prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits. This agreement does not require Council approval.
7. Final Notice: Prior to the recordation of the Parcel Map, contact the County Tax Collector's Office, 568-2493 and fill out the County Subdivision application which is used to obtain new APN's from the County Assessor's office. Obtain prepayment of taxes letter/ statement or memo from the County Tax Collector after pre-paying property taxes, and then submit a copy directly to your assigned Engineering staff person. ***The map will not be recorded without this written verification.***
8. In addition to the subdivision agreement, private CC&R's are required for all commonly shared features by the State of California, including but not limited to shared sewer laterals, driveway maintenance and long term plan for handling of Solid Waste and Recycling. Questions regarding solid waste issues can be directed to Karen Gumtow, Solid Waste Specialist at 897-2542. See Space Allocation Guide to help with trash/recycling design

at http://www.santabarbaraca.gov/Business/Forms/PW/PW_Forms.htm
Proof of recordation of this document is required prior to obtaining a final inspection.

9. Public Works Permits shall be obtained for all public improvements and utility connections in the right-of-way, for any work in *Natural Water Courses and Storm Drain Systems* per Municipal Code Chapter 14.56, and Municipal Code Chapter 16.15, *Urban Pollution controls, Non-point discharge Restrictions*.

C. Transportation Division

1. Show proposed access to the existing public streets. Currently, Santa Fe Place is a private street.
2. Provide a trail easement to connect to the trail from La Vista del Oceano Drive. Identify on the plans the adjacent easement, showing the connection.
3. Provide a curb cut from the street to Parcel 1.
4. Provide the easement for the driveway over 1224 Harbor Hills Drive.
5. What is the paving on Parcel 1 along the northern portion of the eastern property line?
6. Show the easement for Gaylord Drive on Parcel 2.
7. No obstructions are allowable within Gaylord Drive.
8. The driveway for Parcel 2 is not within Gaylord Drive. Provide easements to the public street and/or move the driveway.
9. Provide the driveway slopes.

D. Building & Safety Division

1. A geology report establishing the suitability of the site for these two proposed structures is required.
2. Provide a preliminary erosion and sedimentation control plan.

IV. ADDITIONAL INFORMATION REQUIRED FOR APPLICATION SUBMITTAL

Staff has identified the following additional information as necessary in order to adequately review the proposed development project. Please ensure that your formal application submittal contains at least the following:

A. Planning Division

1. Please refer to the Planning Commission Submittal Packet and Subdivision Ordinance for all required submittal information.

2. Please provide a slope study which shows sloped areas <10%, 10-20%, 20-30%, >30% in order to confirm the best location for the development.
3. Clearly show all setbacks and easements on the plans.

B. Engineering Division

1. Submit two copies of a Preliminary Title Report issued within 3 months of DART submittal, one for Engineering staff and one for Planning staff. Please note that an updated Preliminary Title Report may be required following Planning Commission review and approval of your project, to prepare legal agreements and to check the Parcel/Final Map.
2. *For informational purposes only:* Note that an application has been submitted to the Public Works Department to initiate proceedings pursuant to the California Streets and Highways Code for possible abandonment by the City of an implied offer of an easement for public street cul-de-sac purposes on and fronting real properties known as 1218 and 1224 Harbor Hills Drive, which is adjacent to the subject real property known as 1213 Harbor Hills Drive. No action has yet been taken by Public Works Department to process the pending application, nor has any recommendation been made concerning possible abandonment of the implied offer of street easement affecting the adjacent property.
3. The site plan submitted to the City relative to merger, subdivision and proposed development of the subject property should depict the location of the proffered public street easement [*the cul-de-sac*], together with reference to the recorded documentation.
4. Show on sheet C-1, the topography on the adjacent site of 1211 Harbor Hills Drive, also owned by Ms. Clenet and include details depicting the existing drainage conveyance system, including but not limited to the following:
 - (a) Identify overland escape route and identify drainage pattern with directional arrows on the Tentative Map.
 - (b) Clarify on plan where the existing 12" storm drain pipe begins and ends and what material it is.
 - (c) Clearly identify how drainage is conveyed from the 12" pipe through the existing patio to the existing concrete V-ditch, drain box and 18" CMP.
 - (d) Identify where the 18" CMP outlets.
 - (e) Identify and show on plan all existing easements.
5. Sometime during the late 1970s or early 1980s a lawsuit regarding drainage occurred in which Ms. Clenet was a party. Please provide a copy of the Final Judgment to staff for review.

6. Show on plan and provide a copy of the Instrument number permitting access to the lower site across Mr. Spittler's property.
7. Relocate the proposed structures (i.e. walls) shown in the existing Gaylord private road easement. No structures are permitted in that easement.

C. Fire Department

Fire Department requirements including access are stated on sheet C-1, but no proposal on how to meet these minimum requirements is shown or stated in submittal.

1. Please show how access requirements will be met in accordance with the following fire department minimum standards: A minimum fire department access roadway of 16 feet in width shall be provided to within 150 feet of all exterior walls of the structure. Driveway access for emergency vehicles must be all weather concrete or asphalt capable of supporting 60,000 pounds and shall not exceed 16 percent grade. **Show a complete Fire Department access roadway site plan including Santa Fe Road and how it provides access to Gaylord Drive. Access roadway shown as Gaylord Drive must meet these minimum standards.**
2. A residential type fire hydrant is required for this project. The hydrant must be located within 500 feet of all exterior walls by way of access. It must be provided with one (1) four inch (4") outlet and one (1) two and one half inch (2 ½") outlet and must have a fire flow in excess of 750 gallons per minute. Residential requirements apply to residential structures containing up to nine dwelling units. **Show the location of the nearest fire hydrants on the plans. Include the hydrant number, number and size of outlets and the latest recorded GPM flow. If these hydrants do not meet minimum Fire Department hydrant requirements, please show the proposed location of new hydrants.**
3. Notes relating to High Fire Hazard Area requirements were shown on plans but no Landscape plans were provided. Please provide preliminary landscape plans for review. Due to steepness of slope, 100' defensible space requirements will be in effect for both proposed structures.

D. Building & Safety Division

1. A soils report will be required for submittal to Building and Safety Plan check review.
2. All structures located on or adjacent hillsides shall comply with California Building Code Chapter 18. Structures that do not comply with the set back requirements of section 1806.5 shall provide a geological report substantiating the hillside stability per 1806.5.6.

3. All roofs, paved areas, yards, and courtyards shall be drained into a separate storm sewer system or other approved method.

V. APPLICATION LETTER

- A. Please remove the "Staff Consultation" section since this proposal is not consistent with what Staff has previously reviewed.
- B. Please clarify the net and gross square footage calculations since they are notably different.
- C. Provide a breakdown on the grading information to determine if Neighborhood Preservation Ordinance Findings are required.

VI. ENVIRONMENTAL REVIEW:

Staff will determine the level of environmental review once the necessary information is submitted and evaluated, and the formal application is deemed complete.

A. Biology Report

Required for DART Submittal

A complete biological assessment needs to be prepared and submitted with the development application. The biological assessment needs to give a general overview of the project site and identify potential impacts due to grading, drainage, access, and development/building envelopes, and identify mitigation measures as appropriate. See Attachment 3 for additional information.

B. Grading

Required for DART Submittal

1. Please provide a civil grading plan. Provide a breakdown of the grading amounts. Clearly show the cut and fill of all areas, and indicate the method of calculation. Although only the area outside the footprint of the main building is counted in the Neighborhood Preservation Ordinance (NPO) calculation, we need to verify the amount of all grading being proposed for the project, including cut and fill, import, export and excavation/recompaction for environmental assessment.
2. Additionally, please provide a geotechnical report addressing the proposed development.

C. Drainage

Required for DART Submittal

1. Please provide a Hydrology Report evaluating the proposed layout of the project. The report shall provide flow information for a 25-year storm event and the overland escape route for a 100-year storm event.

2. Please review the Erosion/Sedimentation Control Policy handout for the control of surface pollution for the proposed project, and incorporate applicable measure in the plans. New residential projects must address water quality through the use of best management practices (BMPs) as determined by the City.
3. Please be advised that post-construction flow rates and amounts cannot exceed existing conditions.

D. Visuals

Required for DART Submittal

Aesthetic quality, whether a project is visually pleasing or unpleasing, may be perceived and valued differently from one person to the next and is affected by the context of the environment in which the project is proposed. Thus, the significance of aesthetic impacts is assessed based on a consideration of the proposed physical change and project design within the context of the surrounding visual setting. Under CEQA, the evaluation of a project's potential visual impacts is limited to views of the project from public (as opposed to private) viewsheds.

The City's MEA maps identify the site as located in an area of visual sensitivity and major hillside with slopes in excess of 30%. This raises the question of whether the project has the potential for construction that would create an aesthetically offensive sight open to the public view. As a part of application completeness, please submit a visual photographic study that provides representative views of the site from surrounding public streets (i.e. Cliff Drive, Shoreline Drive and Shoreline Park). Please review proposed site line locations with Staff. Clearly indicate how visible the proposed structures will appear on the hillside. Provide a key map indicating location and direction from which the photos were taken.

Please note that any construction proposed on slopes exceeding 30 percent requires that the Architectural Board of Review make Neighborhood Preservation Ordinance findings relating to health and safety, minimization of grading and protection of public views of the site in order to approve the project. These findings must be made by the Planning Commission (not in ABR's discretion when grading exceeds 500 cubic yards) in order to approve any construction.

E. Construction

In order to evaluate short-term construction-related traffic, parking, air quality and noise impacts, provide a construction plan for each phase of construction that delineates the following:

- the estimated number of truck trips,
- an estimate of the length of construction time, including hours per day and total days,

- the types of equipment necessary to conduct construction and how long they would be used, including hours per day and total days, and
- the number of construction workers.

VII. FEES

The following is a list of potential fees for the project. Please be informed that fees are subject to change at a minimum annually at the beginning of each fiscal year.

A. Planning Division

Prior to the application being deemed complete:

Tentative Subdivision Map	\$3,030.00
1 st Modification.....	\$1,065.00
3 Additional Modifications @ \$540.00 each	\$1,620.00
NPO Findings @ PC	\$1,065.00
Mailing List Preparation	\$120.00
PC Concept Review	\$1,190.00
Environmental Review (if not exempt).....	\$3,400.00

B. Engineering Division

Prior to the application being deemed complete:

Right of Way Use/Traffic Control plan	\$30.00-95.00
<i>(requires conceptual approval by staff prior to PC)</i>	

Following Planning Commission approval:

Parcel Map Review Fee (1-4 lots/units).....	\$2,491.00
Water Buy-In Fee (each new SFR water meter).....	\$2,039.00
Sewer Buy-In Fee (each new SFR water meter).....	\$1,418.00
2" service w/ manifold (2x 5/8" res. Meters + 5/8" irrigation meter).....	\$2,396.00
or	
1" service w/ manifold (holds up to 2 x 5/8" meters)	\$1,985.00
1" service w/ 1 x 5/8" meter (each residence)	\$1,771.00
Meter set fee (each meter).....	\$214.00
Dedicated fire line (depends on size of main and tap).....	TBD
Sewer Tap (4")	\$537.00
Initial PW Building Plan Check.....	\$30.00
2nd PW Building Plan Check (minor w/PW permit).....	\$120.00

C. Transportation Division

Following Planning Commission approval:

Fee.....	\$71.70
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VIII. NEXT STEPS:

1. ABR Concept Review
2. Make an appointment with the case planner to submit a Planning Commission application at the Planning & Zoning Counter.
3. Planning Commission application submitted for completeness review.
4. Application reviewed for completeness.
5. Determination of Environmental Review process. This may include the preparation of an Initial Study and a determination as to whether a Mitigated Negative Declaration or an Environmental Impact Report would be required.
6. Planning Commission review.
7. City Council Final on review of pertinent land development documents, Community Priority Designation, easements, abandonments, rezoning, etc.
8. ABR Preliminary and Final Approvals

Please Note: The Planning Commission conducts regular site visits to project sites, generally the Tuesday morning prior to the scheduled hearing date. The Commission has requested that markers be provided on the site for all projects that may have size, bulk and scale, visual impacts or view issues, to provide a basic visual representation of project size and scale. Please be sure to place stakes at the corners of the proposed new buildings/additions and story poles located at the roof ridge line (the highest point of the roof) and the eave. Any large trees to be protected/removed should also be identified. Please be advised that posting on the site will be required for this project.

IX. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

- Planning Division, 564-5470Marisela Salinas, Associate Planner
Fire Department, 564-5702.....Nikki Studt, Fire Inspector II I
Engineering Division, 564-5363Victoria Johnson, Project Engineer and
.....Don Ireland Real Property
Transportation Division, 564-5385.....Stacey Wilson, Assistant Transportation
Planner
Building & Safety Division, 564-5485Chris Short, Senior Plans Examiner

X. CONCLUSIONS/GENERAL COMMENTS

These comments constitute your PRT review. The project is scheduled for review at a meeting on February 7, 2006 at 3:45 p.m. with staff from the Planning, Transportation, Engineering, Building & Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the PRT comments at that time.

Prior to submitting a formal Planning Commission application, please make an appointment with me to review the materials and ensure that all of the required items are included in the application package. If you have any general or process questions, please feel free to contact me.

Sincerely,



Marisela Salinas
Associate Planner

Attachments:

1. Planning Commission Submittal Packet
2. Subdivision Ordinance
3. Content and Format Requirements for Biological Analyses
4. Requirements and Information for DART Submittal 1213 Harbor Hills Drive
5. Erosion/Sedimentation Control Policy
6. Best Management Practices

cc: (w/o attachments)

Sharon Clenet, 1211 Harbor Hills Drive, Santa Barbara, CA 93109
Planning File

Debra Andaloro, Environmental Analyst

Loree Cole, Supervising Civil Engineer

Victoria Johnson, Project Engineer I

Rocky Peebles, Water System Superintendent

Manual Romero, Wastewater System Superintendent

Joe Poire, Fire Inspector III

Nikki Studt, Fire Inspector I

Stacey Wilson, Associate Transportation Planner

Rob Dayton, Supervising Transportation Planner

Chris Hansen, Building Inspection/Plan Check Supervisor

Chris Short, Senior Plans Examiner

Don Ireland, Senior Real Property Agent

AUGUST 8, 2005 - ABR MINUTES

1213 HARBOR HILLS DR

Assessor's Parcel Number: 035-180-031
Application Number: MST2005-00492
Owner: Sharon Clenet, Trustee
Applicant: Lloyd Malear
Architect: Design Arc
Agent: John Dohm

(Proposal for a new, 4,350 square foot, two story single-family residence including an attached 615 square foot, two-car garage on a 28,762 square foot lot in the Hillside Design District. The proposal includes site walls, driveway, a swimming pool, a spa and approximately 1,516 cubic yards of grading.)

3:35

Mark Shields, Architect; John Dohm, Agent; present.

Public comment opened at 3:44p.m.

Richard Parker, neighbor, is concerned that the drainage ditch will be located towards his property and that it is currently undersized. Mr. Parker would like the drainage system to be redirected so it does not flow down towards his property.

Public comment closed at 3:46p.m.

Motion: Continued indefinitely with the following comments: 1) The applicant has used many of the Hillside Design Guideline techniques by digging into the hill and wrapping around the hillside with the flow of the topography. 2) The Board is concerned with the breadth and scale of the building as seen from Cliff Drive, and recommends breaking up the pieces of architecture into more of a village style scale. 3) Study the covered deck components. 4) The Board is concerned with the height of the pool retaining wall and all the exposed retaining walls. It is understood they will be a maximum of 6-foot high and follow the natural grade. 5) The applicant is to return with adjacent footprints and square footages of the surrounding homes. 6) One Board member suggested to study relocating the garage to the high end of the driveway.

Action: Wienke/Eichelberger, 6/0/0. Bartlett stepped down.